



TOWN OF FRAMINGHAM MASSACHUSETTS

HOUSING POLICY LIAISON COMMITTEE

MEMORIAL BUILDING
150 CONCORD STREET • ROOM B-2
FRAMINGHAM, MA 01702
TELEPHONE [508] 620-4852 • FAX [508] 820-9645

STAFF LIAISON: EUGENE KENNEDY, SR. PLANNER
EMAIL: EFK@FRAMINGHAMMA.GOV

COMMITTEE MEMBERS

KATHERINE E. MURPHY, BOARD OF SELECTMEN
A. GINGER ESTY, BOARD OF SELECTMEN
SUE BERNSTEIN, PLANNING BOARD
ANN WELLES, PLANNING BOARD

CITIZEN'S ADVISORY COMMITTEE Summary of May 25, 2005 Meeting

Attendees:

J. Callahan, P. Correia, R. Finley, C. Frary, H. Lemoine, L. Medrano, L. Lee, C. Monzon, B. Muto, S. Starr, S. Orr, R. Patterson, J. Perry, W. Ritchie, R. Shapiro, K. Murphy, G. Esty, S. Bernstein, A. Wells, J. Barrett, J. Mello, G. Kennedy

1. Introduction by K. Murphy

- The Board of Selectmen and Planning Board have decided to restart the housing planning process after last year's discussion about the Affordable Housing Plan prepared by the Housing Partnership and the Town Meeting vote in October 2004.
- A Housing Liaison Committee (HLC) comprised of two members of the Board of Selectmen (K. Murphy and G. Esty) and two Planning Board members (S. Bernstein and A. Wells) was formed. The HLC has been tasked by their respective Boards to prepare a better, more inclusive housing plan, one that does not focus specifically on affordable housing.
- The role of the Citizen's Advisory Committee (CAC) is to meet monthly and provide advisory guidance and feedback to the HLC.
- Hopefully, by a process of informed discussion a consensus document can be prepared. The initial set of meetings will focus on discussing a series of questions about housing issues in Framingham. This will be followed by data collection, dissemination and analysis.
- The goal of this process is to prepare a Housing Plan that is acceptable to Town Meeting (needing a 2/3 rds vote). This process should take approximately one year.

2. CAC Members Introduced Themselves

3. Overview of the Planning Process – J. Barrett

- Introduced herself and her firm, Community Opportunities Group, Inc.
- There will be 4 break out groups to discuss image questions then the full CAC to review.

Dedicated to excellence in public service.

- The 4 person HLC is charged with preparing the Housing Plan. The CAC will serve in an advisory capacity to provide neighborhood input regarding policy questions. An attempt was made to have a CAC membership that represents a variety of groups and organizations as well as all neighborhoods in the town.

4. Small Group Discussion – Framingham Image Questions

The CAC broke up into 4 groups to discuss the following questions.

FRAMINGHAM'S IMAGE

- What is your image of Framingham and what is that based upon?
- How do you think others perceive Framingham and what do you believe their image is based upon?
- What regional towns do you think we should compare Framingham to?
Demographically? Economically?
- What towns do you believe others compare us to?

5. Reconvene and Summarize Group Discussion

- A representative from each of the 4 groups summarized the group's discussion.
- The main points were recorded on a flip chart (summarized below)
- J. Barrett led further discussion regarding Image issues

FLIP CHART INFORMATION

CHART 1 – Positive Image

Affordable (+)
 Good Access – Transportation
 Diversity Positive vs. Not Positive
 Schools – Good
 Positive Image
 Small Villages
 Good Location
 Urban/Country Mix
 Commercial Center

CHART 2 - Towns that Framingham Compares to

Waltham
Shrewsbury
Lowell/Lawrence
Lynn
Saugus
Brockton\
Burlington
Natick
Milford
Marlboro
Arlington

CHART 3 - Negative Image

Affordable (-)
Changing – Not for the Better
Traffic
North/South divide
Zoning – Out of Hand; Lack of Code Enforcement
Neighborhood – Safety/ Identify
Self Image – Bad/Low/Mixed
Downtown Image
Imbalance
Image vs. Housing Cost

HOUSING PLAN QUESTIONS

As a new housing plan for Framingham is developed many factors must be considered. The following questions are an initial list of issues that could be incorporated into the discussion. Please review them and add any others that you feel are pertinent to the process.

FRAMINGHAM'S IMAGE

- What is your image of Framingham and what is that based upon?
- How do you think others perceive Framingham and what do you believe their image is based upon?
- What regional towns do you think we should compare Framingham to?
Demographically? Economically?
- What towns do you believe others compare us to?

HOUSING SUPPLY

- Do we have a good mix of housing types (single family, apartments, multi-family, etc.)?
- Do we have a good mix of price ranges?
- Do we have an appropriate mix in location of housing types?
- What are the risks/concerns about increasing and diversifying our housing stock?
- What do we gain or lose?
- What's the relationship between housing and open space?

HOUSING DEMAND

- What factors should we look at when deciding the mix?
- Should we look at tenant needs? Landlord needs? Owner needs?
- How much should we focus on long time residents? On short term residents?
- On new comers? On young? On old?

GOVERNMENT RESPONSIBILITY

- What's the responsibility of local government regarding housing?
- What are your top five concerns in planning housing?
- What would your wish list for housing be?

GOVERNMENT SERVICES

- What town services do you see being affected by various housing types?
- What are the fiscal, environmental, and transportation implications?

AFFORDABLE HOUSING

- Do you think Framingham has too little, too much, or the right amount of affordable housing?
- What does "affordable" mean to you?
- What are the advantages and disadvantages of affordable housing?
- How would you describe affordable housing?
- How would you measure "affordable"?
- Who do you think needs affordable housing?
- What is your definition of "need"?
- Where do you believe our affordable housing is located?
- Where do you believe our affordable housing should be located?
- What do you believe affordable housing looks like?
- If we were to add affordable housing, where should it be added?
- What words seem problematic when discussing affordable housing?
- What words are appropriate?